



4 Bedroom Detached House  
Bryn Talybont  
Aberystwyth, Ceredigion. SY24 5EZ

ASKING PRICE: £259,950  
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## Bryn, Talybont, Aberystwyth, Ceredigion. SY24 5EZ

A freehold 4 bedroom family home in central village location. The property is excellently presented with modern fitted kitchen with a light and airy feel with aspect of rear lawn garden. The property is situated in the centre of Talybont village which is a popular commuter village and offers a comprehensive range of local amenities. The University town and Seaside resort of Aberystwyth lies some 7 miles distance south and offers excellent social, educational and shopping facilities and public transport to all parts. The thriving market town of Machynlleth lies some 8 miles north. The property is built of traditional solid stone walls with rendered external elevations which supports a pitched roof laid with slate.

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Modern blue colour front entrance door to:  
Reception Hall with stairs to first floor and door to:

#### Lounge 5.30 3.20

With window to front and rear adding natural light. feature coal effect real flame gas fire with decorative timber surround. Alcove fitted cupboard. Two ceiling lights. Internal Hall with doors to Cellar and doors to:

#### Sitting Room/Dining Room 5.18m x 2.29m

With window to front and rear with aspect of kitchen. Fireplace in a vintage mid century style. Double panel radiator.

#### Breakfast Room 3.56m x 2.71m

With window to rear. Oil fired Rayburn Royal traditional cooking range which heats towel radiator and expansion radiator. Panel radiator and doors to:

#### Utility room 1.77m x 1.70m

With base and wall cupboards work top above incorporating single drainer sink. Plumbing for automatic washing machine.

#### Separate toilet

With low flush WC Vanity wash hand basin.

#### Kitchen 5.81 m x 1.97m

With range of modern fitted units comprise of Four deep pan drawers ,Three drawer cupboards, Integral dishwasher. Work tops above incorporating four ring ceramic hob Single drainer sink. Electric oven. Half glazed door to outside rear. Two skylights adding natural light.

#### Cellar 5.37m x 2.78m

with door to outside. Water meters. Power and lights. Useful storage or potential additional room.

#### First Floor

Approached by easy rise staircase to central landing with doors to:

#### Rear Bedroom 3.26m x 2.47m

With window to rear. double panel radiator, two twin power points.

**Main Bedroom** 4.34m x 1.98m With two windows to front double panel radiator. three twin power points.

#### Front Bedroom 3.43m x 2.36m

With window to front. Three twin power points BT extension point. Double panel radiator.

#### Other rear Bedroom 2.36m x 1.86m

With window to rear. Power points.

#### Outside

To rear lawn garden. Pedestrian access to front and access to the cellar.

#### Separate Toilet

With low flush WC

#### Store cupboard

Fitted linen shelves.

#### Shower Room

Shower cubicle with electric shower unit Low flush WC pedestal wash hand basin Towel radiator. Airing Cupboard housing hot water cylinder with electric immersion heater. Wall mounted gas fired boiler for central heating.

#### Garage 5.35m x 4.00

With up and over door built of concrete block walls.

#### Double Garage 5.32m x 5.04m

Two single garage doors.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

### Services

Mains electric, Gas, Water and Drainage. Gas fired central heating. Council Tax band "C"

### General

This is an excellent opportunity of acquiring an affordable family home in a popular commuter village. The property has two garages which provide off street parking. The cellar could be converted to provide additional accommodation. For further information please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.